



34 Caberfeidh Drive, INVERGORDON, IV18 0NS

Offers Over £100,000

REF: 61048





This deceptively spacious, three bedroom, semi detached property is located close to the Invergordon town centre, within easy walking distance of all the excellent facilities on offer. The property benefits from double glazing, gas heating and a private rear garden. With ample storage and well-proportioned rooms, this property represents a comfortable home for a family.

Viewing is highly recommended to fully appreciate the extent of the living space and the convenient location.

The accommodation consists of: an entrance vestibule with large store cupboard; a kitchen with a selection of base and wall mounted units, large storage space and space for washing machine, fridge freezer and free standing cooker; inner hall/dining area with glass doors opening to the lounge which has a wall mounted electric fire providing a welcoming focal point; three good sized bedrooms; inner hallway with large store cupboard and family bathroom comprising a three piece suite in white and electric powered shower over the bath.

A garden area to the front and side of the property is mainly laid to grass while the fully enclosed rear garden is laid to grass with a paved patio area providing an ideal venue for al fresco dining. There is ample communal parking nearby for both residents and visitors.

The town of Invergordon, which is within walking distance, offers an excellent range of facilities including supermarkets, banks, Post Office, hotels, restaurants and a thriving High Street offering a good range of retail outlets. The property is also close to the local golf club. Both primary and secondary education are available in the town and a regular train service offers a connection to Inverness City.

Inverness, the main business and commercial centre in the Highlands, is within easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Entrance Vestibule	1.57m x 1.44m (5'2 x 4'9)	Bedroom 1	3.21m x 2.05m (10'6 x 6'9)
Cupboard	2.54m x 1.55m (8'3 x 5'0)	Bedroom 2	3.21m x 3.20m (10'6 x 10'6)
Kitchen	3.15m x 2.35m (10'3 x 7'9)	Bedroom 3	4.25m x 3.52m (13'11 x 11'6)
Dining	3.32m x 2.80m (10'11 x 9'2)	Bathroom	2.06m x 1.80m (6'9 x 5'11)
Lounge	4.28m x 4.16m (14'0 x 13'8)		



General

All floor coverings, light fittings and wall mounted fire are included in the asking price.

Services

Mains water, drainage, gas and electric.

Council Tax

Council Tax Band A

EPC Rating

C

Post Code

IV18 0NS

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

TS/JD/DONA1545/1

Price

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Directions

From Inverness City, take the A9 North and follow the signposts for Invergordon. As you enter Invergordon, continue along the High Street, eventually turning left onto Castle Avenue continue to follow the road round eventually turning right into Caberfeidh Drive. The parking area is towards the end of the street with the property slightly further along on your right.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

